

**WASHINGTON COUNTY COMMISSION
MEETING MINUTES
MAY 17, 2016**

The Regular Meeting of the Board of the Washington County Commission was called to order by Chairman Alan D. Gardner at 4:00 p.m. on May 17, 2016, in the Washington County Commission Chambers, 197 East Tabernacle St. George, Utah. Those in attendance were Chairman Alan D. Gardner, Commissioner Victor Iverson, County Administrator Dean Cox, Deputy County Attorney Eric Clarke, and Deputy County Clerk Nicholle M. Felshaw.

Commissioner Zachary Renstrom participated via conference call.

INVOCATION BY: Alex Wilkie, Retired Baptist Minister

PLEDGE OF ALLEGIANCE LED BY: Commissioner Victor Iverson

CONSENT AGENDA:

The Consent Agenda is a means of expediting routine matters which come before the Commission for approval. The Consent Portion of the agenda is approved by one (1) non-debatable motion. If any Commissioner wishes to remove an item from the Consent Portion of the agenda, then that item becomes the first order of business on the Regular Agenda.

- Consideration of Auditor-Approved Claims for Payment for May 4, 2016, through May 17, 2016
- Consideration of Regular Commission Meeting Minutes of April 5, 2016, April 19, 2016 and May 3, 2016
- Consideration of Administrative Adjustments: Real Property (attached)
- Consideration of Administrative Adjustments: Personal Property (attached)
- Consideration of Applications for Property Tax Abatement: Jenahsea Long, A/N B008447; Doris Gall, A/N 0367907
- Consideration of Applications for Settlement or Deferral of Property Taxes: Alma Cooke, A/N 897119; Valderra Holdings, A/N 892671; Zelfhoe Maloney, A/N 766389; Randal L & Shelley J Hardy, A/N 360977; Professional Interchange Properties LLC, A/N's 848977, 848984, 848991, 849002, 849019, 849026, 849033, 849040, 849057, 849064, 849071, 849088, 849095, 849103, 849110, 849127, 849134, 849141, 849158, 849165, 849172, 849189, 849196; John S & Janice H Hummel, A/N 827116
- Consideration of Designating Two (2) County Vehicles as Surplus Property for Disposal Purposes
- Consideration of Renewal of Agreement for Law Enforcement Services between Washington County and the City of Enterprise for Resource Officer in Enterprise High School

- Consideration of Renewal of Agreement between Pine Valley Local District and Washington County to Provide Additional Law Enforcement Services

MOTION: Motion by Commissioner Iverson to Approve the Consent Agenda as Presented. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

REGULAR AGENDA ITEMS FOR CONSIDERATION:

EMERGENCY SERVICES REPORT: DEPUTY DARRELL CASHIN

Washington County Deputy Darrell Cashin reported on Search and Rescue (SAR) efforts from April 20, 2016 through May 17, 2016, stating that there was one (1) call out for a total of 156 man hours. The SAR call out was the result of the Search and Rescue Dive Team providing water support for the Iron Man Event.

(See attached SAR report for additional details)

PRESENTATION: WASHINGTON COUNTY WEED CONTROL: COMMISSIONER IVERSON

Commissioner Iverson gave a presentation on Washington County Weed Control; wherein he discussed the history of weed control, the mission of the Weed Control Board, the noxious weeds affecting Washington County and current projects. He continued by highlighting John Wadsworth's contribution to the Board, who recently passed away, as well as the contribution long-term Board member Jeannine Holt has provided, who recently resigned from her position due to health issues.

(See attached PowerPoint presentation)

PRESENTATION: RECOGNITION OF WASHINGTON COUNTY WEED BOARD MEMBER

Commissioner Iverson presented Jeannine Holt with a recognition plaque and Chairman Gardner and Commissioner Iverson thanked Ms. Holt for the impact that she has had in their lives over the many years that she has dedicated herself to the citizens and efforts within Washington County.

CONSIDERATION OF PURCHASE REQUESTS: TREVOR COOMBS

Convention & Tourism, University of Utah Zion Canyon Planning Project ...	(\$20,000.00)
Convention & Tourism, Outdoor Utah ad	(\$10,900.00)

Convention & Tourism, Comcast Spotlight pre-roll ads (\$15,000.00)
Convention & Tourism, Score Golf TV pre-roll campaign (\$20,000.00)

All purchases are budgeted, bonded, or paid for through grant funds.

MOTION: Motion by Commissioner Iverson to Approve the Purchase Requests as Presented. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

PUBLIC HEARING: TO OPEN THE 2016 WASHINGTON COUNTY BUDGET TO MOVE THE UTAH STATE UNIVERSITY EXTENSION OFFICE FROM FUND 10 TO FUND 26

MOTION: Motion by Commissioner Renstrom to Open the Public Hearing to Receive Comments on Opening the 2016 Washington County Budget to Move the Utah State University Extension Office from Fund 10 to Fund 26. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

Washington County Clerk-Auditor Kim Hafen explained that the Extension Office has been previously funded through the General Fund (Fund 10). The State Auditor and External Auditors have recommended the Extension Office be funded through the Recreation Fund (Fund 26). Mr. Hafen clarified that there will be no change in the total expenditures across the County.

After waiting and seeing no one else come forward to speak, Chairman Gardner asked for a motion to close the Public Hearing.

MOTION: Motion by Commissioner Iverson to Close the Public Hearing. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

CONSIDERATION OF RESOLUTION NO. R-2016-2033, A RESOLUTION ADJUSTING THE WASHINGTON COUNTY BUDGET FOR 2016

MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2016-2033, a Resolution Adjusting the Washington County Budget for 2016. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

**PUBLIC HEARING: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG),
SECOND HEARING**

Chairman Gardner asked for a motion to open the Community Development Block Grant (CDBG), second Hearing.

MOTION: Motion by Commissioner Iverson to Open the Public Hearing to Receive Comments on the Community Development Block Grant (CDBG), Second Hearing. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

Senior Accountant Trevor Coombs explained that the first Community Development Block Grant public hearing was held in December, 2015 to review specific projects that would potentially impact the community. One project discussed was the purchase of a fire truck for the Northwestern Special Service District (SSD), due to a new fire station recently being completed in Gunlock. The fire truck was approved and awarded a \$200,000 CDBG grant. The remainder of the funds needed will derive from a CDGB loan. This public hearing informs the community that Washington County did receive the grant to benefit the area of Gunlock and Northwestern SSD.

After waiting and seeing no one else come forward to speak, Chairman Gardner asked for a motion to close the Public Hearing.

MOTION: Motion by Commissioner Iverson to Close the Public Hearing. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

**CONSIDERATION OF ORDINANCE NO. 2016-1065-O, AN ORDINANCE
REZONING A CERTAIN PORTION OF WASHINGTON COUNTY FROM PD
ZONE AND RE-40 ZONE TO A-5 ZONE HEREINAFTER FULLY DESCRIBED
IN THIS ORDINANCE**

Washington County Community Development Director Scott Messel explained that a private property owner has multiple parcels with different zones assigned to each parcel. The property owner is requesting the parcels be combined and rezoned to A-5 (Agricultural 5 acre minimum lot size) zone. The Planning Commission has recommended the approval.

MOTION: Motion by Commissioner Iverson to Adopt Ordinance No. 2016-1065-O, an Ordinance Rezoning a Certain Portion of Washington County from PD Zone and RE-40 Zone to A-5 Zone Hereinafter Fully

Described in this Ordinance. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

CONSIDERATION OF RESOLUTION NO. R-2016-2030, A RESOLUTION APPROVING A MEMORANDUM OF AGREEMENT WITH THE BLM ST. GEORGE FIELD OFFICE, STATE OF UTAH, AND TOWN OF LEEDS REGARDING THE PRESERVATION OF ARCHEOLOGICAL RESOURCES IN LONG VALLEY

The BLM has asked that this not be addressed until after the first week of June, which is the time frame for the BLM to receive responses from members involved with the Memorandum of Understanding (MOU).

MOTION: Motion by Commissioner Iverson to Table Resolution No. R-2016-2030, a Resolution Approving a Memorandum of Agreement with the BLM St. George Field Office, State of Utah, and Town of Leeds Regarding the Preservation of Archeological Resources in Long Valley. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

CONSIDERATION OF RESOLUTION NO. R-2016-2034, A RESOLUTION RATIFYING THE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES BETWEEN WASHINGTON COUNTY AND H.W. LOCHNER, INC

Washington County Public Works Director Ron Whitehead stated that Lochner, Inc has been awarded the bid for the improvement project on Old Highway 91 and is now requesting that the Commission ratify the signed agreement.

MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2016-2034, a Resolution Ratifying the Agreement for Professional Engineering Services between Washington County and H.W. Lochner, Inc. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

CONSIDERATION OF RESOLUTION NO. R-2016-2035, A RESOLUTION APPROVING THE RENEWAL OF A LEASE AGREEMENT BETWEEN THE STATE OF UTAH DEPARTMENT OF ADMINISTRATIVE SERVICES DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT AND WASHINGTON COUNTY FOR LAW ENFORCEMENT OFFICE SPACE AT 750 SOUTH 5400 WEST, IN HURRICANE

Washington County Administrator Dean Cox explained that office space, above the new Sheriff's Office, has been previously leased to the Utah Department of Public Safety, Adult Probation and Parole. The lease agreement has worked out well and Mr. Cox recommends Washington County renew the agreement.

MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2016-2035, a Resolution Approving the Renewal of a Lease Agreement between the State of Utah Department of Administrative Services Division of Facilities Construction and Management and Washington County for Law Enforcement Office Space at 750 South 5400 West, in Hurricane. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

CONSIDERATION OF RESOLUTION NO. R-2016-2036, A RESOLUTION APPROVING THE ORDINANCE GRANTING ROCKY MOUNTAIN POWER A FRANCHISE AND GENERAL UTILITY EASEMENT

Washington County Deputy County Attorney Eric Clarke explained that in the 1960's Washington County granted a franchise for fifty (50) years to the power company, that allowed the power company to add or repair utility lines without the requirement to seek a County permit each time. The Ordinance, which has now expired, has been renegotiated and has come before the Commission today for approval.

In order for Washington County to meet public safety demands moving forward, in conjunction with this Ordinance, an additional agreement with Rocky Mountain Power to formally transfer ownership of Sand Cove Road to Washington County is currently in the negotiation process but has not been finalized.

MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2016-2036, a Resolution Approving the Ordinance Granting Rocky Mountain Power a Franchise and General Utility Easement. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

CONSIDERATION OF RESOLUTION NO. R-2016-2037, A RESOLUTION APPROVING A VEHICLE FLEET RENTAL AGREEMENT WITH HORSEPOWER FLEET SERVICES LLC

Mr. Cox explained that the Sheriff's Office and the Council on Aging are requesting the opportunity to lease vehicles for a 1-year term, on a trial basis, to evaluate its effectiveness on operations and budget savings.

MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2016-2037, a Resolution Approving a Vehicle Fleet Rental Agreement with Horsepower Fleet Services LLC. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

CONSIDERATION OF RESOLUTION NO. R-2016-2038, A RESOLUTION APPROVING AN APPLICATION TO THE U.S. BUREAU OF LAND MANAGEMENT FOR THE TRANSFER OF LAND TO WASHINGTON COUNTY FOR USE BY THE WASHINGTON COUNTY SOLID WASTE DISTRICT

Attorney Fay Reber, from the Solid Waste Special Service District explained that the Solid Waste District leases recreation or public purposes land (RPP land) from the County for the purpose of operating a landfill. The Bureau of Land Management (BLM) owns the property adjacent to the landfill. The Solid Waste District has determined that it would benefit the future operation of the landfill for additional land to be acquired by the County and leased to the Solid Waste District, and is requesting that the County submit an application for said purpose.

MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2016-2038, a Resolution Approving an Application to the U.S. Bureau of Land Management for the Transfer of Land to Washington County for Use by the Washington County Solid Waste District. Motion seconded by Commissioner Renstrom and carried by unanimous vote, with Commissioners Gardner, Iverson and Renstrom voting aye.

COMMISSIONERS' REPORT

Commissioner Iverson commented that the Public Lands Summit was successful and Deputy Attorney Celeste Maloy did a great job pulling together leaders from around the Western United States.

PUBLIC WORKS OR ROAD BUSINESS

Mr. Whitehead stated that the approximate starting dates for the chip sealing projects are as follows: May 23rd - Winchester Hills, May 31st - Dammeron Valley, and July 12th - New Harmony. Mr. Whitehead cautioned the public to follow the advisory signs during the chip sealing process.

COUNTY DEVELOPMENT AND PLANNING BUSINESS

Washington County Community Development Director Scott Messel reviewed the following item that the Planning Commission denied approval on at the May 10, 2016 meeting:

1. PUBLIC HEARING/ ZONE CHANGE. Consideration of request to change the zoning designation of approximately 123 acres of Parcel 7246-A-DVF-STL from OSC-20 (Open Space Conservation 20 acre minimum lot size) zone to RE-40 (Residential Estate 40,000 square foot minimum lot size) zone. The property is generally located west of SR-18, west of Dammeron Valley Old Farm Subdivision and north of Dammeron Valley Homestead Subdivision in Dammeron Valley. The applicant is Dammeron Corporation.

Mr. Messel continued by stating that the ordinance approved by the Commission today was also approved during the Planning Commission meeting along with the following items:

1. FINAL PLAT. Review of final plat for Lone Pine View Estates Subdivision (Formally Pine Valley View Subdivision) located at approximately 800 East in Pine Valley. The proposed subdivision is located on Parcel 6193-A-1-A-2. The 3 lot subdivision is on 7.7 acres of land. The applicant is Kay Traveller.

2. CONDITIONAL USE. Review of request for a solar farm on Parcel 9063-NP; which is 160 acres in size. Located on Old Highway 91 near Beaver Dam Wash. Zoned OST-20 (Open Space Transition 20 acre minimum lot size). The applicant is Utah Aspen Development LLC/Glen Bingham.

HCP BUSINESS

Habitat Conservation Plan Administrator Robert Sandberg explained that there was a clearance window from March 15, 2016 through May 15, 2016, for the safe removal of desert tortoises on property being developed. Several areas were cleared during that timeframe.

Mr. Sandberg went on to explain that Request for Proposals (RFP's) will be advertised shortly for the mitigation on the Long Valley Land Exchange project.

Chairman Gardner expressed his thanks for the work that Bob Sandberg has done over the years, stating that this was Mr. Sandberg's final meeting prior to his retirement.

There being nothing further to come before the Commission, the meeting was adjourned at 5:00 p.m.

NICHOLLE M. FELSHAW
DEPUTY CLERK

ALAN D. GARDNER
CHAIRMAN